



GRINNELL CITY COUNCIL REGULAR SESSION MEETING  
**MONDAY, JANUARY 6, 2025, AT 7:00 P.M.**  
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND  
VIA ZOOM

<https://zoom.us/j/93563625925?pwd=xApirmaXWR6tQgTf8a6adm6jWBI3j.1>

## **MINUTES**

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Mayor Agnew called the meeting to order at 7:00 p.m. with the following council members present: Bly, Davis, Wray, Hueftle-Worley, Karjalahti. Absent: White.

Hueftle-Worley made the motion, second by Davis, to approve the agenda. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Davis, to approve the consent agenda as follows:

- a) Previous minutes as drafted from the Monday, December 16, 2024, Regular Session.
- b) Approve new liquor license:
  1. El Cascabel, 1014 3rd Avenue.
  2. Pizza Hut, 1019 West Street.
  3. Topsy's Bar & Grill, 2110 West Street S.
- c) Accept the retirement of David Byers, Fire Volunteer.
- d) Approve new EMS Volunteer, Klaire Thompson.
- e) Approve city claims and payroll claims from December 3, 2024, through and including January 6, 2025, in the amount of \$2,462,825.74.
- a) Review Campbell Fund requests. requests.

AYES: 5-0. Motion carried.

The Council acknowledged receipt of the previous meeting minutes and communications as follows:

- a) Finance Committee minutes: December 16, 2024.
- b) Public Works & Grounds Committee minutes: December 16, 2024.
- c) Public Safety Committee minutes; December 16, 2024.
- d) Planning Committee minutes: December 16, 2024.
- e) Library Board minutes: November 20, 2024.

## **PUBLIC HEARINGS**

The Mayor announced that this was the time and place for a public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$18,000,000 to evidence the obligation of the City thereunder.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$18,000,000 to

evidence the obligation of the City thereunder.

The City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$18,000,000 to evidence the obligation of the City thereunder.

Hueftle-Worley made the motion, second by Davis, to close the public hearing regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$18,000,000 to evidence the obligation of the City thereunder. AYES: 5-0. Motion carried.

The Mayor announced that this was the time and place for the public hearing regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$6,000,000 to evidence the obligation of the City thereunder.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$6,000,000 to evidence the obligation of the City thereunder.

The City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$6,000,000 to evidence the obligation of the City thereunder.

Hueftle-Worley made the motion, second by Davis, to close the public hearing regarding the authorization of a Loan and Disbursement Agreement and the issuance of Notes not to exceed \$6,000,000 to evidence the obligation of the City thereunder. AYES: 5-0. Motion carried.

## **FINANCE COMMITTEE**

An update was provided on Grin City Bakery. No action was taken.

Wray made the motion, second by Davis, to approve Resolution No. 2025-1 – A resolution instituting proceedings to take additional action for the authorization of a loan and disbursement agreement and the issuance of not to exceed \$18,000,000 Water Revenue Capital Loan Notes. AYES: 5-0. Motion carried.

Wray made the motion, second by Davis, to approve Resolution No. 2025-2 – A resolution instituting proceedings to take additional action for the authorization of a loan and disbursement agreement and the issuance of not to exceed \$6,000,000 General Obligation Capital Loan Notes. AYES: 5-0. Motion carried.

Wray made the motion, second by Davis, to approve Resolution No. 2025-3 – A resolution for monthly transfers of funds for trust and agency. AYES: 5-0. Motion carried.

Wray made the motion, second by Davis, to approve Resolution No. 2025-4 – A resolution for monthly internal transfer of funds. AYES: 5-0. Motion carried.

The Hailstorm insurance closeout was reviewed. No action was taken.

The November Investment and Treasurers Reports were reviewed. No action was taken.

An update on the Budget Schedule was provided. No action was taken.

## **PUBLIC WORKS AND GROUNDS COMMITTEE**

Hueftle-Worley made the motion, second by Karjalahti, to approve Resolution No. 2025-5 – A resolution approving Change Order No. 1 for a net increase of \$7,344.31 in the Garfield Water Main Replacement Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Bly, to approve Resolution No. 2025-6 – A resolution approving Pay Request No. 5 in the amount of \$202,117.35 to Cahoy Pump Service, Inc. for the Jordan Well No. 10 Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Karjalahti, to approve Resolution No. 2025-7 – A resolution approving Pay Request No. 4 in the amount of \$230,704.31 to Con-Struct Inc. for the Park Street Reconstruction Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Bly, to approve Resolution No. 2025-8 – A resolution approving Pay Request No. 2 in the amount of \$273,908.71 to Con-Struct Inc. for the Raw Water Main Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Karjalahti, to approve Resolution No. 2025-9 – A resolution approving Pay Request No. 3 in the amount of \$125,882.27 to Con-Struct Inc. for the Raw Water Main Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Bly, to approve Resolution No. 2025-10 – A resolution authorizing payment to contractors Pay Request No. 1 in the amount of \$92,663.34 to Busy Bee Construction of Lewistown, MO for the Garfield Water Replacement Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Karjalahti, to approve the mowing and spraying bids. AYES: 5-0. Motion carried.

## **PUBLIC SAFETY COMMITTEE**

Davis made the motion, second by Hueftle-Worley to approve Resolution No. 2025-11 - A resolution approving an agreement between the city and Kevin Rusler for a law enforcement training reimbursement contract. AYES: 5-0. Motion carried.

Staff was directed to review the current ordinance and to look at placing signs at 7th

Avenue and Park Street to restrict parking a few feet from the corners. No action was taken.

An EMS update was provided. No action was taken.

There was an inquiry regarding ambulance transport service. No action was taken.

## **PLANNING COMMITTEE**

Bly made the motion, second by Karjalahti, to approve Resolution No. 2025-12 – A resolution approving an agreement with Caldwell & Brierly, PLLC for legal services on code enforcement and abandoned property. AYES: 5-0. Motion carried.

The strategic planning document from the last meeting was reviewed. No action was taken.

## **ORDINANCES**

Hueftle-Worley made the motion, second by Karjalahti, to approve the third and final reading of Ordinance No. 1559 – An ordinance designating the consolidated Grinnell Urban Revitalization Area for the City of Grinnell, Iowa. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Karjalahti, to approve the second reading of Ordinance No. 1560 - An ordinance amending parking on Park Street between 5th Avenue and 6th Avenue. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, second by Bly, to approve the second reading of Ordinance No. 1561 - An ordinance amending the Code of Ordinances of the city of Grinnell, Iowa by amending provisions pertaining to water rates. AYES: 5-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 7:20 p.m.

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DAN F. AGNEW, MAYOR

ATTEST:

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ANNMARIE WINGERTER, CITY CLERK



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #7109	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
114 West Street South		Grinnell	Poweshiek	50112
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

## Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000169	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2025	Feb 28, 2026	

### SUB-PERMITS

Class B Retail Alcohol License

### PRIVILEGES



## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Christina Walden						
Steven Sunderland	Goodlettsville	Tennessee	37072	CEO	0.00	Yes

### • Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Dolgencorp LLC	61-0852764	Goodlettsville	Tennessee	37072	100.00

## Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #7109	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
114 West Street South		Grinnell	Poweshiek	50112
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

## Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000169	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2025	Feb 28, 2026	

### SUB-PERMITS

Class B Retail Alcohol License

### PRIVILEGES



## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Zachary Brining	Goodlettsville	Tennessee	37072	LLC Manager	0.00	Yes
Emily Taylor	Goodlettsville	Tennessee	37072	LLC Manager	0.00	Yes

## Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DEV MART INC	Royal Liquor & Smoke	(641) 236-5223		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
229 West Street		Grinnell	Poweshiek	50112
MAILING ADDRESS	CITY	STATE	ZIP	
229 West Street	Grinnell	Iowa	50112	

## Contact Person

NAME	PHONE	EMAIL
Rakeshkumar Chaudhari	(630) 991-0796	royalliquor24@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0004211	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2025	Feb 28, 2026	

### SUB-PERMITS

Class E Retail Alcohol License

### PRIVILEGES



## Status of Business

BUSINESS TYPE

Corporation

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Rakesh Chaudhari	Muscatine	Iowa	52761	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Solera,LLC	Solera	(641) 990-5565		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
829 Broad Street		Grinnell	Poweshiek	50112
MAILING ADDRESS	CITY	STATE	ZIP	
1130 Sumer St.	Grinnell	Iowa	50112	

## Contact Person

NAME	PHONE	EMAIL
Colleen Klainert	(641) 990-5565	vendetrice@iowatelecom.net

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
BW0094369	Special Class C Retail Alcohol License	12 Month	Submitted to Local Authority
EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS	
Jan 15, 2025	Jan 14, 2026		
SUB-PERMITS			
Special Class C Retail Alcohol License			



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Outdoor Service

## Status of Business

### BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Colleen Klainert	Grinnell	Iowa	50112	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Jan 15, 2025

POLICY EXPIRATION DATE

Jan 14, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE